



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING
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REZONING PETITION

10816 IDLEWILD ROAD
 MATTHEWS, NORTH CAROLINA
LAND INVESTMENT RESOURCES
 3440 TORINGDON WAY, SUITE 205
 CHARLOTTE, NC 28227

REZONING PETITION FOR PUBLIC HEARING 2017-

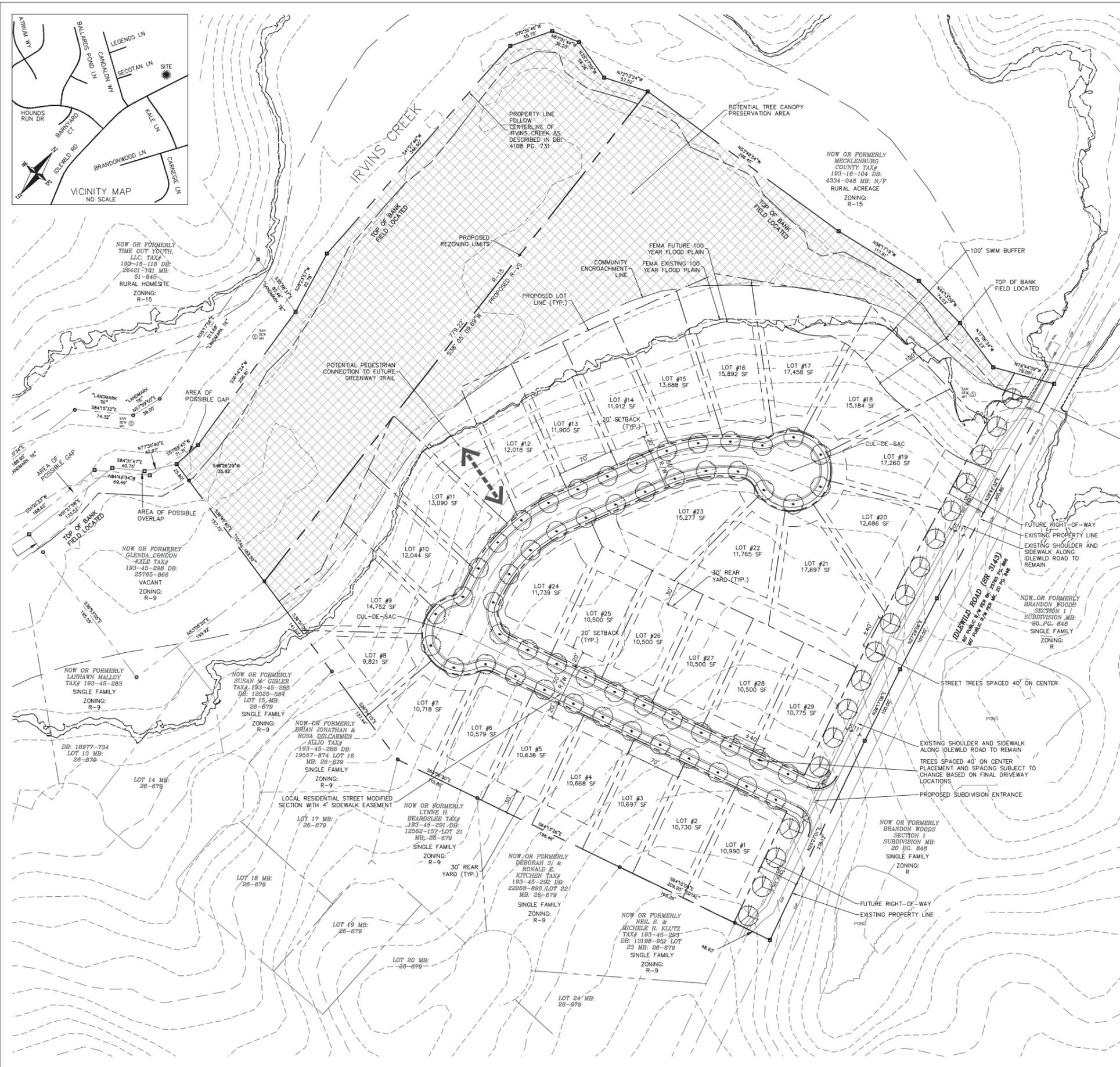
SCHEMATIC SITE PLAN

SCALE: 1"=60'

PROJECT #: 579-004
 DRAWN BY: BG
 CHECKED BY: MVD

MARCH 29, 2017
 REVISIONS:

RZ1.00

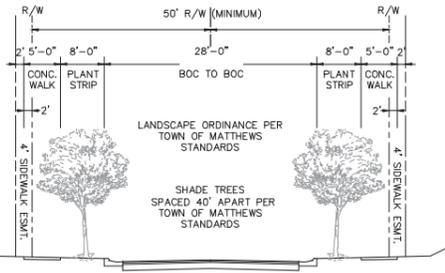


SITE DATA

TAX MAP NO:	19316110
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS
MUNICIPALITY:	TOWN OF MATTHEWS, MECKLENBURG COUNTY, NC
EXISTING SITE AREA:	±16.14 ACRES
SITE AREA TO BE REZONED:	±13.11 ACRES
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL LOTS PROVIDED:	29 LOTS
MINIMUM LOT SIZE:	4,500 SF
MINIMUM LOT WIDTH:	40'
REQUIRED SETBACKS:	
FRONT YARD:	20'
SIDE YARD:	8'/6'
REAR YARD:	30'
MAXIMUM BUILDING HEIGHT:	35'
TREE CANOPY PRESERVATION REQUIREMENTS:	8%
TREE CANOPY PRESERVATION PROPOSED:	+25%

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS**
 - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Land Investment Resources, LLC ("Applicant") for an approximately 16.14 acre site located on the west side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of a portion of Tax Parcel No. 193-161-10. The Rezoning Site, those portions of Tax Parcel No. 193-161-10 that are not subject to this Rezoning Application and the adjacent parcel of land designated as Tax Parcel No. 193-452-98 may be combined into a single, unified single family residential development.
 - B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). Subject to the requested waivers set out below in Section 9, the regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the Site.
 - C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - A. The Site may only be developed to a residential community containing a maximum of 29 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.
- DIMENSIONAL STANDARDS**
 - A. Development of the Site shall comply with the dimensional standards of the R-VS zoning district set out in Section 155.604.4.B. of the Ordinance.
- TRANSPORTATION**
 - A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews and/or the North Carolina Department of Transportation ("NCDOT").
- STREETSCAPE TREATMENT AND SIDEWALKS**
 - A. The streetscape treatment along the Site's frontage on Idlewild Road shall comply with the requirements of the Ordinance.
- ARCHITECTURAL STANDARDS**
 - A. The maximum height of any dwelling unit constructed on the Site shall be 35 feet.
 - B. All dwelling units located on the Site shall be architecturally compatible in appearance and quality through the use of similar building materials, colors, architectural features and styles.
- SIGNS**
 - A. All signs installed on the Site shall comply with the requirements of the Ordinance.
- LIGHTING**
 - A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.
- REQUESTED WAIVERS**
 - A. To allow the block lengths depicted on the Rezoning Plan, Applicant requests a waiver of the maximum block length requirements of Section 155.701.C.4.b. of the Ordinance by the Public Works Director due to environmental constraints and property accessibility.
 - B. To allow the connectivity index produced by the site layout depicted on the Rezoning Plan, Applicant requests a reduction of the connectivity index requirements of Section 155.701.C.4.c. of the Ordinance by the Public Works Director and the Planning Director due to impediments to connectivity. The impediments to connectivity include the adjacent Idlewild Road Park, adjacent greenway, adjacent fully developed residential community and environmental constraints.
 - C. To allow the cul-de-sacs depicted on the Rezoning Plan, Applicant requests a waiver of the cul-de-sac requirements of Section 155.701.C.4.d. of the Ordinance by the Public Works Director and the Planning Director due to environmental constraints.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.



LOCAL RESIDENTIAL STREET MODIFIED SECTION WITH 4' SIDEWALK EASEMENT (NOT TO SCALE)

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY BE OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

